

**P. BARTON DELACY, MAI, ASA, CRE**

*Valuation Services, Advisory Group*

*Dispute Analysis & Litigation Support Specialty Group*

**CUSHMAN & WAKEFIELD OF OREGON, INC.**

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*Experience:*

Barton DeLacy is Director of the Dispute Analysis & Litigation Support Practice of Cushman & Wakefield of Oregon, Inc. Cushman & Wakefield is an international full service real estate organization. The Cushman & Wakefield Advisory Group comprises 300 professionals nationwide who provide strategic advice and execution of sophisticated transactions, with particular emphasis on Analytics, Finance, Strategy and Valuation.

Previously, Senior Manager for Real Estate Consulting Group at Arthur Andersen LLP; leading the practice in Oregon, Washington, and Idaho. Earlier, partner or principal of fee appraisal and consulting firms based in Portland, Oregon, since 1982. Began career as residential appraiser at Benj. Franklin Savings and Loan in 1977. Licensed fee appraiser since 1979.

Practice centers on problem solving engagements where valuation is incidental to the solution. This includes advising on highest and best use opportunities for portfolios, determining value impacts in land use cases, arbitration, eminent domain consulting, litigation strategy, land use planning and site selection.

Appraisal experience includes well over 2,500 complex assignments relating to valuation of land, apartments, condominiums, office buildings, retail centers, industrial plants, warehouses and hotels.

Specialties include integrated business, personal and real property appraisals, land use impacts, health care facilities, land and timber portfolios and counseling for non-profit businesses with real property assets.

*Education*

- *Master of Urban Planning (MUP)*, Portland State University – with emphasis in regional economics and geographic information systems (GIS)
- *Bachelor of Arts (BA)*, Willamette University, Salem, Oregon – History Major, named a Mary Collins Scholar; Editor of weekly newspaper--The Collegian; Omicron Delta Kappa (ODK) honorary
- *School of Irish Studies*, Dublin, Ireland 1974
- *University of Oregon School of Law*, Eugene, Oregon 1976-77

*Professional Memberships, Certifications:*

- CRE, Counselors of Real Estate- 2003
- MAI Member, Appraisal Institute- 1983
- ASA Member, Urban Properties, American Society of Appraisers- 2002



*Education:*

Master of Urban Planning (MUP), Portland State University- 1988

Bachelor of Arts (BA), Willamette University, Salem, Oregon- 1975

- Certified Appraiser – Oregon, Washington, Idaho, Montana, California

### ***Appraisal Education***

Successfully completed all courses and experience requirements to qualify for the MAI designation. Also, he has completed the requirements of the continuing education program of the Appraisal Institute.

### ***Teaching:***

Adjunct Instructor, Marylhurst University, Center for Professional Real Estate Studies

Adjunct Instructor, Portland State University, School of Business Administration

National Business Institute, Lorman Education Services, Clackamas Community College, Lane Community College

Guest Lecturer: University of Portland and Portland State University

### ***Summary of Select Health Care Consulting Engagements***

- *Good Samaritan Community Healthcare:* Developed capital asset management plan for regional hospital in conjunction with strategic planning initiative. Compiled assets into web hosted database and advised management on property acquisition and disposition decisions. Assisted in site locations and portfolio analysis. Deployed property management web portal.
- *Catholic Healthcare West:* Assisted Andersen strategy team with a market analysis in Long Beach, CA. At issue was which of two redundant facilities to close. Deployed a GIS analysis of patient census to show overlapping areas. Maps were then manipulated to show various “what if” scenarios.
- *SunHealth (Albuquerque) bankruptcy:* Evaluated a complex lease analysis model and performed a property by property review of operating leases for 390 facilities, mostly skilled nursing (SNF) and assisted living (ALF) in all 50 states.
- *Healthcare Appraisals:* Valuation consultation on Episcopal Hospital and campus in Smithtown, NY in foreclosure; consultation regarding a lease arbitration for Mesa General Hospital near Phoenix, AZ. Hospital valuations of Mid-Columbia in Oregon and several acute care facilities in Midwest portfolio.
- *Ambulatory Surgery Centers:* Market studies and appraisals on specialty outpatient medical clinics in Idaho, Washington and Oregon.

### ***Land Use:***

- *Peoples Energy Resources and Zilkha Renewable Energy:* Property impact assessments for gas powered co-generation plant in Southern Oregon and similar study for wind turbine development in central Washington.
- *Montana DEQ:* Property impact assessment supporting air emission permit for cement plant in Gallatin Valley, Montana.
- *Albina Fuel:* Project manager, coordinating professional team to obtain a commercial zone change and other entitlements in order to redevelop or sell company owned industrial site. Managed RFP (request for proposal) process to secure strategic buyer. Substantial value increase secured with rezone.
- *Sound Transit:* As prime consultant, assembled an interdisciplinary consultant team including a leading right-of way negotiator, local appraisers and strategic alliance with URS for environmental testing, to help a regional transit agency acquire station sites throughout the greater Puget Sound region.

- *Dammasch Prison Siting*: Provided strategy and gathered data supporting neighborhood interests opposed to prison siting across from school.
- *Lone Star Sand and Gravel*: Provided expert testimony on potential value impacts on individual residential property where gravel pit operator sought substantial expansion of area to be mined. Gathered evidence demonstrating long term impacts were positive. Worked with advocacy team including land use attorney and engineers.
- *BNSF Railroad/ Utility Corridor*: Valuation and strategic analysis of 200 mile rail corridor along Front Range of Rocky Mountains in Colorado; developed GIS tool to manage parcel data.

#### ***Articles Published, Major Presentations:***

- “Shall We Hallow Fallow Ground?” Daily Journal of Commerce columns with Bob Stacey of 1000 Friends of Oregon, March, May 2004.
- “Open Spaces, Empty Vistas”, Brainstorm NW, Current Events, July 2003.
- “Seattle Creek Initiative Has Profound Implications”, Puget Sound Business Journal, Vol. 23, No. 49, April 10, 2003.
- “Real Estate Strategies: Using Technology to Help Convert Secondary Lands to Highest and Best Use”, presented at 2002 OSCPA Forest Products Conference, Eugene, OR, June 2002.
- “Health Care Clients Rely on GIS and Web Portal to Manage Real Estate”, white paper presented in Washington DC at ESRI Global Healthcare Conference November 2001, published on website, Feb. 2002.
- “Highest and Best Use Should Guide Prison Siting” *Corrections Compendium*, American Correctional Association, February 1998.
- “The Emerging role of GIS in Real Estate Development Planning” with Kenneth J. Dueker, *Journal of the American Planning Association*, American Planning Association. 1990.
- “Cash Equivalency for Residential Appraising,” *The Appraisal Journal*, American Institute of Real Estate Appraisers, January 1983.

#### ***Community Service:***

##### *Current Activities:*

- Advisory Board to College of Urban and Public Affairs at Portland State University
- Chair, Real Property Committee for Portland Council of Society of St. Vincent DePaul
- Mt. Angel Abbey Foundation Trustee

##### *Select Past Activities:*

- Emergency Siting Authority: Juvenile Corrections Facilities (1995, 1998), appointed by then Oregon Senate President, now U.S. Sen. Gordon Smith.
- Planning Commissioner, City of Lake Oswego, Oregon two terms (1989-1993)
- Board of Trustees, Willamette University (1991-1994), and President Alumni Association (1992-1993), Alumni Board (1986-93)
- Panel Member, Regional Advisory Board to the Oversight Board, Resolution Trust Corporation (RTC) – oversaw disposition of real estate assets in six state western region (1990-1991); appointed by then HUD Secretary Jack Kemp